

# CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

**Date:** November 16, 2005  
**Place:** Department of Community Services Conference Room  
3rd Floor - Carmel City Hall  
**Time:** 9:00 AM

## TAC Minutes Index:

Docket # 05100038 DP/ADLS Amend: Clarian North Expansion.....	Pg. 1
Docket # 05110009 SP: Grandin Hall, Sec. 2.....	Pg. 3
Docket # 05110018 TAC: College Park Baptist Church Parking Lot.....	Pg. 4
Docket # 05110019 TAC: Stratford Assisted Living @ The Village of West Clay.....	Pg. 6
Docket # 05110015 SP: Kendall Wood.....	Pg. 9
Docket # 05100035 PP: Sanders Plat.....	Pg. 10
Docket # 05110017 TAC: Mayflower Storage Condos.....	Pg. 11
Docket # 05110020 DP/ADLS: Old Meridian Place.....	Pg. 12
Docket # 05110021 SP: Brownstone Homes @ Guilford Reserve, Sec. 2.....	Pg. 14
Docket # 05110022 SP: Laurel Ridge.....	Pg. 15
Docket # 05110023 TAC: Carmel Water Operations Facility.....	Pg. 16
Docket # 05100009 SU: Old Town Apartments, Robinson.....	Pg. 17
Docket # 05090019,20,21,22 SUA: St. Mary&St. Mark Coptic Orthodox Church...	Pg. 18
Docket # 05090003,4 SUA: Martin Marietta Materials – Mueller Prop. South.....	Pg. 20

**9:00 a.m.**      **Docket No. 05100038: Clarian North Expansion**  
The applicant seeks to create 1 medical office building, as an addition to the existing Clarian North facility, on 57.950 acres.  
The site is located at 11700 North Meridian Street and is zoned PUD (US 31 Overlay District).  
Filed by Joseph Scimia of Baker & Daniels for Clarian Health Partners, Inc.

**Present for the Petitioner:** Roger Kilmer with Baker and Daniels and Dennis R. Verkamp with Biagi, Chonce, Cummins, London, & Titzer, Inc.

**Petitioner's Presentation:** Roger Kilmer said that what the petitioner filed for was a DP/ADLS Amendment to the existing Clarian North project. He said the petitioner was looking to add a second medical office building that would contain approximately 133, 000 square feet, 5 story plus structure. He noted that the “plus” was the mechanicals up on the upper level. He said that this project is being proposed is taking out some parking spaces. He noted that the petitioner has accounted for that with the additional parking area that is also proposed. He said that he has already received a comment letter from the Department of Community Services. He said that there are two items from that letter that the petitioner would like to briefly discuss with Staff.

**Chuck Shupperd, Vectren Energy:** He said the facilities were all sized to accommodate the expansion.

**Nick Redden, Carmel Engineering:** He said the Department is still reviewing this and he said that hoped to get the petitioner the Department of Engineering's comments by the end of the week.

**Mike McBride, Hamilton County Highway:** He said that the project is in an annexed area, so it is outside of their jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's Office:** He said that he sent a letter to Roger. He said the project is covered under the master drainage plan. He said that the petitioner needs an outlet permit for this building.

**Scott Brewer, DOCS Urban Forester:** He said that he hadn't had time to put a letter together for this. He said that he would send a comment letter. He said that it is not too much different than what was proposed. He said that the one thing on the current building was that the petitioner's substituted some species that he probably wouldn't have approved. He said that they were okayed by the landscape architect. He said that he would ask that those trees that they substituted that were not approved not be used at this time in this expansion.

**Christine Barton-Holmes, DOCS:** She said that there were only a couple of comments that she had on the site plan. She said those comments relate mostly to connectivity. She noted that there was a 10-foot path required along Illinois Street. She said that the petitioners had that. She said that there was not really a whole lot of connectivity from the walkways, through the wooded area, through the parking lots, and to the actual medical facilities. She said there is another area on the larger site plan where there isn't a connection. She said there were just several areas of discontinuity of the paths on the site plans.

**Roger Kilmer** clarified that Staff was looking at connectivity with the structure rather than connectivity with the paths.

**Christine Barton-Holmes, DOCS:** She said that staff is looking for both really. She said that staff is looking for a path to connect into the parking lot.

Discussion ensued about parking lot paths.

**Roger Kilmer** said that there were a couple of timing and right of way issues that needed to be clarified with the path along Illinois. He noted that through this area Illinois didn't exist yet. He said that obviously when Illinois is developed putting the path in would be appropriate then. He said that the existing path that the petitioners have already put in and shown is within the City's right of way. He said that the petitioners could potentially bump a section up to match up, but he noted that it would then be out of the City's right of way. He asked staff if they wanted a second path.

**Matt Griffin, DOCS:** He said that he doesn't see any reason to be redundant. He said that the petitioners could wait until the City builds their portion of it or maybe the petitioners could just pay the City for their portion of it.

**Roger Kilmer** said that they would discuss it further.

**Dennis Verkamp** said that his concerns were installing the drainage, utilities, and doing the grading. He said that he thought that the path was to be more interior and meandering.

**Matt Griffin, DOCS:** He suggested that maybe the petitioners do want to keep it as two paths then.

**Roger Kilmer** asked how the petitioner should address the installation if they decided to keep it as two separate paths.

**Matt Griffin, DOCS:** He said that the petitioners should work with Engineering on whether that was something that the petitioner should fund or how to proceed. He said that staff wants to save as much money as possible for the petitioner and for the City. He said that the petitioners should work out a timing mechanism.

**Roger Kilmer** said that they would come up with a plan and propose it and, then, go from there.

**Christine Barton-Holmes, DOCS:** She said that the only other issue that staff had was with the elevations. She said that from Meridian Street, the building would have a high amount of visibility. She noted that the building is in the overlay district. She said that the building lacks visual interest compared to the existing building. She said that she thinks that the existing just has more detailing with the materials used and the window treatments and that sort of thing.

**Roger Kilmer** said that one of the reasons, specifically, why that façade is treated the way it is, is because on the overall conceptual plan for the entire project, which he noted was presented during the initial rezoning of the property, it shows this addition as the start of the creation of the courtyard. He said that that façade is what is working on that courtyard. He said that should the project develop in the manner that they are anticipating it will, that façade that he is currently discussing would not be visible from 31. He said that the façade would be an interior façade.

**Matt Griffin, DOCS:** He asked the petitioners to give him a generic timeline of the phasing of the project, just so staff can relay the information to the Plan Commission, so they are not confused by the appearance of the façade. He suggested that what the petitioners should do is to include a copy of the master conceptual site plan with the packets for the Plan Commission members.

**Roger Kilmer** said that he had a digital file of the plan that he would send over to Matt Griffin.

...END...

**9:15 a.m.**      **Docket No. 05110009: Grandin Hall Section 2**  
The applicant seeks to plat 11 lots on 5.862 acres.  
The site is located at 5333 East 146<sup>th</sup> Street and is zoned S-1.  
Filed by J. Cort Crosby of Schneider Engineering for Estridge Development Co.

**Present for the Petitioner:** Craig Kunkle with Estridge, and Cort Crosby with Schneider Corporation.

**Petitioner's Presentation:** Cort Crosby said that the name of the development used to be Runyon Hall, but now it is called Grandin Hall. He said that it is 11 lots on 5.6 acres. He said that it is just the southwest corner of the site. He noted that there were no detention ponds on the site, just one cul-de-sac and a little bit of storm sewer and sanitary sewer. He said that the petitioner also has the sanitary sewer that goes off site to serve the house that the owner of the property wants served.

**Chuck Shupperd, Vectren Energy:** He noted that he would come and inspect section one when they installed it.

**Nick Redden, Carmel Engineering:** He noted that Carmel engineering had sent the petitioners a letter and said that they would work through the comments that were on there with the petitioner.

**Cort Crosby** acknowledged receiving the letter from Carmel Engineering.

**Mike McBride, Hamilton County Highway:** He had no comments for the petitioners.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he sent the petitioners a letter. He said that he would just wait for Crossroads to review it and he said that he would get the outlet permit issued.

**Cort Crosby** acknowledged receiving the letter from the Hamilton County Surveyor's Office.

**Scott Brewer, DOCS Urban Forester:** He said that he hasn't had a chance to get a comment letter out, but he said that he doesn't have that many comments. He noted that the petitioners had separated landscape easements and drainage easements. He said that on the street trees, it appears that they are planted outside of the sidewalk. He asked the petitioner if he knew if they were in the right of way or just outside the right of way.

**Cort Crosby** said that he thought that if they were outside the sidewalk, then they were outside the right of way.

**Scott Brewer, DOCS Urban Forester:** He said that he didn't have a problem with that. He said that it looks like the petitioner has water lines and other things on the street side. He said that he just doesn't know if the developer is going to plant them or if the builder is going to plant them.

**Cort Crosby** said that the builder and the developer were the same company, so he thought that they would integrate their tree package and landscaping.

**Christine Barton-Holmes, DOCS:** She said that said that staff sent a letter stating that they needed a docket number on the final plat that is filed with the Department and she said that the covenants and restrictions need to be included on that plat.

**Matt Griffin, DOCS:** He said that the Department didn't have anything further than what Christine Barton-Holmes sent out.

**John South, Hamilton County Soil and Water:** He said that this project is one of the few that he hasn't gotten to yet. So, he said that he still owes the petitioners a comment letter.

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**9:30 a.m.**      **Docket No. 05110018 TAC: College Park Baptist Church Parking Lot Expansion**  
The applicant seeks a parking lot expansion.  
The site is located at 2606 West 96<sup>th</sup> Street and is zoned S1.  
Filed by Robert Doster of the Schneider Corp. for College Park Church.

**Present for the Petitioner:** Robert Doster with Schneider Corporation, and Joe Rice and Eric Keltner with College Park Baptist Church.

**Petitioner's Presentation:** Bob Doster said that a couple of years ago College Park Baptist Church came in and applied for a building expansion permit and some additional parking. He said that it went all the way to point of pulling building permits and, then, the church backed off from doing the project. He said that the church is now back in applying for a permit now. He said that the petitioners want to add some of the parking that was shown on the previous plans. He said that it is the same concept as what was proposed before, but that it was just scaled back as far as the amount of work that is being proposed at this point. He said that because of the changes in the amount of parking that they would be adding, the drainage would be modified a bit. He said that it is the same concept in that the petitioner's have an existing retention pond, existing basin in the Southeast corner of the property that will continue to serve as the control point for run-off from the site. He said that in that respect the concept is the same. He said that it is just that the feeder basin that goes to that will have to have a new spot. He said that was shown in one of the front yards off of 96<sup>th</sup> Street in front of the existing house structure that is still there on the

property that the church has. He said that the expansion will hopefully meet some of the needs that the petitioners have and he said that hopefully with the proposed arrangement the petitioners could substantially relieve any traffic congestion caused at that corner.

**Chuck Shupperd, Vectren Energy:** He said that he didn't receive a set of plans. He said that the petitioners should call the 800 number for construction to make sure that they will not be digging into any utility lines.

**Nick Redden, Carmel Engineering:** He said that this was outside Carmel Engineering's jurisdiction.

**John South, Hamilton County Soil and Water:** He said that he sent Bob Doster a letter. He said one of the comments that he would like to ask is if there is a proposed mound.

**Bob Doster** responded that the mounding was existing on the North side of the church.

**John South, Hamilton County Soil and Water:** He said that he was a little confused because the mounding wasn't reflected in the contours. He said that he was just waiting for the revised plans.

**Mike McBride, Hamilton County Highway:** He said that Hamilton County Highway would require a permit to modify the petitioners' drive. He said that Hamilton County Highway's thoroughfare plan calls for a 60-foot right of way. He said that there are plans to improve that intersection in the Fall of 2007.

**Bob Doster** said that he had submitted right of way dedications for both Towne and 96<sup>th</sup> Street. He asked Joe Rice if those were recorded.

**Joe Rice** said that he was unaware of whether they had been recorded or not.

**Mike McBride, Hamilton County Highway:** He said that it was not noted on the plans.

**Bob Doster** said that it was basically the same request as last time. He said that the documents are already drawn up and he said that he would check on whether the documents had been recorded or not.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he sent Bob Doster a comment letter. He said that he only had a few minor comments. He said that he thought that there may have been some layers turned off on the printed plans. He said that they had addressed all of these a year ago.

**Bob Doster** said that they would have those on the revised plans.

**Scott Brewer, DOCS Urban Forester:** He said that he actually had the stamped signed plans from the last time. He asked the petitioner if they were going to eventually accomplish the original plan as a master plan.

**Joe Rice** said that Lord-willing that is the plan. He said that the proposed project is completely funded and he said that they are anticipating that they will be able to present to the congregation the expansion of the church within the next year.

**Bob Doster** said that the footprint of the expansion would probably change, so he said that they are not really sure how the orientation is going to be or where the entrance is going to be. He said that everything that is not proposed right now from the previous plan could be modified. He said that in general, the petitioners were looking at the same location for a building. He said that in general, the parking concept on the northwest area will have to be redesigned.

**Scott Brewer, DOCS Urban Forester:** He said that he had not sent a comment letter yet and that part of the reason was that since he and the petitioners had worked so hard on the approval for the previous master plan, the planting requirements were based on the master plan. He said that if he has to go back to establish the counts for the smaller sections individually, then he noted that he will have to change his comments to make sure that the landscaping will thrive as it grows.

**Bob Doster** said that he had asked his landscaping guy to follow the original plan. He said that the plans submitted should be pretty similar to what was submitted previously.

**Scott Brewer, DOCS Urban Forester:** He noted that the plans looked pretty similar. He said that in the original plan, the second entrance way was going to disappear. He asked if it was going to still be disappearing or if it would be remaining there.

**Bob Doster** said that they would like to keep it there because of the traffic flow that it allows around the church as well as in and out of the site.

**Scott Brewer, DOCS Urban Forester:** He said that he would make comments on the plan presented.

**Matt Griffin, DOCS:** He said that the Department didn't have any additional comments at this time. He said that the Department would stay in the loop with Scott Brewer and with Engineering.

**Mike McBride, Hamilton County Highway:** Referred the petitioners to the Hamilton County Highway Department's website for information on the improvements of the intersection.

...END...

**9:45 a.m.**      **Docket No. 05110019 TAC: Stratford Assisted Living at the Village of West Clay**  
The applicant seeks to construct an assisted living facilities on 8.38 acres.  
The site is located at 12900 Pettigru Drive and is zoned PUD.  
Filed by Robert Doster of the Schneider Corp. for the Stratford Companies.

**Present for the Petitioner:** Bob Doster with Schneider Engineering, and John Mosele.

**Petitioner's Presentation:** Bob Doster said that Stratford is purchasing some land on the West side of Towne Road from Brenwick to build an assisted living facility/staged care type of development where they have a 40-unit bungalow section to the North and an 3-4 story assisted living building on the corner of Glebe and Towne Road. He said that it is part of the Brenwick PUD and is subject to the review of the City of Carmel and Brenwick.

**Chuck Shupperd, Vectren Energy:** He said that North of this project and South of this project is in the design Stage with Vectren Energy. He said that would be installed, so it will depend on where Stratford wants the meter. He said that at some point they would need to sit down and determine where the meters will go. He gave the petitioner a form that detailed the load requirements.

**Nick Redden, Carmel Engineering:** He said that the City of Carmel Engineering is still reviewing this and comments would be forthcoming.

**John South, Hamilton County Soil and Water:** He noted that he sent a review letter. He said that one question was that he had a real concern about the erosion sediment control of the bungalows during the construction period. He said that it is a serried of tight inlets. He said that he sees that it will be difficult to maintain silt fence in any kind of orderly fashion. He said that the backyard is so small he doesn't see how there would be room for a silt fence. He said that he suggested that the petitioners assume that some sedimentation will occur and put in some sort of mechanical separator unit in the storm sewer. He said that might be the extreme. He said that he more concerned about the main storm sewer. He said that his



other comment was in regards to water quality. He said that he thinks that it all discharges into a downstream pond.

**Bob Doster** commented that the site discharged several different ways. He said that there were no ponds on the particular site, but that they were down stream.

**John South, Hamilton County Soil and Water:** He said that the property owner of the site should have some storm water quality measures or practices implemented before the water releases from the site.

**Mike McBride, Hamilton County Highway:** He said that the site was out of their jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he had not gotten a comment letter out on this one. He said that he is trying to nail down something with Brenwick and Carmel Engineering. He said that the storm sewers out in that area are changing every day. He noted that what they are looking at doing is leaving the storm sewers in the site private for the same reason John South mentioned. He said that it is rather tight in the site and there is not much room for anything.

**Bob Doster** commented that the petitioners would want them to stay private, especially in the Bungalow area.

**Greg Hoyes, Hamilton County Surveyor's:** He said that's what they were looking at as long as it was covered under the covenants for the whole Village of West Clay. He commented that there is language in there that would make the HOA or the property owner responsible. He said that he thought that his office would support John South's request for some sort of the mechanical separation to try to keep as much silt out of the regulated drain as possible. He said that they could look at that as the process works through.

**Scott Brewer, DOCS Urban Forester:** He noted that he hadn't had time to get a comment letter out. He said that on the bungalow landscaping, the plan shows trees on the driveway side, but he noted that on the larger plan those trees were missing. He said that on the West side, the trees are almost directly over the storm sewers there. He said that he thought those should be shifted nearer to the building slightly. He clarified that there were not any overhead electrical lines at all. He noted that in the larger building, there were several courtyards. He asked if there was any landscaping proposed at all for the courtyards.

**Bob Doster** responded that there was landscaping proposed and that he didn't really have many details on the landscaping to put on the plans.

**Scott Brewer, DOCS Urban Forester:** He said that the Plan Commission would like to see the landscaping that is proposed for those interior courtyards.

**Bob Doster** said that the architect was doing that at this point because a good portion of those areas had parking garage underneath it underground. He said that the architect was handling all that because it dealt with beams and depths, etc.

**Christine Barton-Holmes, DOCS:** She said that she sent out an email. She said that the existing fence is delineated on the plans and then the walkways are on the inside of that fence.

**Bob Doster** said that was actually done on purpose for security reasons. He said that it is not desired that there be any public access to those paths.

**Christine Barton-Holmes, DOCS:** She said that staff's concern with that is that one of the hallmarks of the Village of West Clay development is that it creates walkability. She said that original documents stated that one of the intents of the development and design was to create a community that allows all of

the residents to walk to all of the amenities of the neighborhood. She said that she understood the concerns for security and noted that most assisted living facilities were isolated somewhat for security reasons. She said that with the sidewalks being enclosed, it caused a discontinuity and a gap for the pedestrian. She said that Staff would prefer to see the sidewalk on the other side of the fence with the gates and walkways leading to the development. She said that the paths being on the outside of the fence would serve the residents because it would encourage them to get out and participate in the rest of the development and to walk to Towne Road, etc.

**John Moseley**, a consulting architect on the project, said that he believed that the gates were not locked, but were there to provide more of a visual barrier.

**Matt Griffin, DOCS:** He asked if there was opportunity to provide a few more access points.

**John Moseley** said that that he could ask the petitioners why they don't have a few more access points.

**Matt Griffin, DOCS:** He asked if the petitioner had identified handicapped or van accessible parking on the plans.

**John Moseley** said that he knew that there was going to be some in the parking structure underground.

**Matt Griffin, DOCS:** He suggested marking some of the really close on-street spaces as handicapped. He said that Staff would really like to see some on the street off of Glebe Street.

**Bob Doster** commented that those were primarily for drop-off but that, perhaps, one of those should be noted for handicapped or van accessible parking.

**Christine Barton-Holmes, DOCS:** She asked the petitioner if the Bungalows, as well as everything, going to be universal design.

**Bob Doster** responded that they were.

Further discussion ensued regarding parking accessibility and connectivity of the site.

**Scott Brewer, DOCS Urban Forester:** He commented that there was a fifteen-foot Cinergy easement on the East side of the property. He said that there should be power lines there.

**John Moseley** commented that there were really high power lines.

**Scott Brewer, DOCS Urban Forester:** He said that Cinergy was going to have a problem with the petitioners planting in their easement. He said that he would suggest the petitioners contacting Tom Ordway, the vegetation manager with Cinergy. He said that he has a list of species that they have determined are appropriate for their easements.

**Matt Griffin, DOCS:** He said that as the project moves forward the staff would need to see building elevations for the large structures.

**Bob Doster** asked Gary Hoyt about the enunciator panels.

**Gary Hoyt, Carmel Fire Dept.:** clarified that the units off of Glebe were the independent living ones.

**Bob Doster** asked if there was any reason from the Fire Department standpoint that the petitioners should have two enunciator panels versus just one.



**Gary Hoyt, Carmel Fire Dept.:** He responded that two enunciator panels was their preference, but that it didn't make any difference. He said that he would probably request an additional knocks box, just so that they have access to either entrance if they were to find out that the fire was in one area and not the other.

**Bob Doster** commented that he didn't think that the parking garage would require smoke exhaust, per Section 405.5c of the code.

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**10:00 a.m.      Docket No. 05110015 SP: Kendall Wood**

The applicant seeks to plat 15 lots on 12.045 acres.

The site is located at the NW corner of W. 121st St. and Shelborne Rd. and is zoned S1  
Filed by Brian Robinson of Stoeppelwerth and Associates, Inc. for Steven Wilson, Inc.

**Present for the Petitioner:** Steven A. Wilson with Steven A. Wilson builders and Brian Robinson with Stoeppelwerth and Associates.

**Petitioner's Presentation:** Steve Wilson said that he is the owner and developer of the property at 121<sup>st</sup> and Shelborne Road. He said that it is 15 home sites on 12 acres.

**Chuck Shupperd, Vectren Energy:** He commented that there was gas available on Shelborne Road.

**Nick Redden, Carmel Engineering:** He said that the Engineering department is still reviewing this and that they would get the petitioner Engineering comments as soon as they could.

**John South, Hamilton County Soil and Water:** He said that he still needed a set of plans to review.

**Mike McBride, Hamilton County Highway:** He said that the project was outside of Hamilton County Highway jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he faxed Brian Robinson a comment letter. He said that he had some comments on the drainage calculations. He said that there were some other procedural comments mainly because the part to the North isn't being developed now and he said that they knew it would be in the future.

**Brian Robinson** asked Greg Hoyes what he meant by stating that the sewer should be as deep as possible.

**Greg Hoyes** responded that meant fifty to sixty feet.

**Brian Robinson** asked if Greg was asking him to run minimums from the discharge point up to the Northern lot line. He wanted to know if it was just the possibility of some development happening to the North or are there plans that exist.

**Greg Hoyes** said that they do not have plans at this point. He said that he knew that the petitioner might have a sanitary that may conflict. He said to give him what they could do and they would go from there. He wanted to know if the brick wall that was around the project was gone.

**Brian Robinson** responded that the brick wall was gone.

**Gary Hoyt, Carmel Fire Department:** He said that he sent Brian Robinson a letter saying that he didn't have any comments. He asked if there was any amenity area planned for the subdivision.

**Brian Robinson** responded that there wouldn't be an amenity center in the subdivision.

**Scott Brewer, DOCS Urban Forester:** He said that most of his comments got worked out in the primary plat stage. He said that he didn't see any major changes on this plan, so he had no additional comments.

**Matt Griffin, DOCS:** He said that he was going to send out the comment letter after the meeting today. He said that the sign off block on the plat needs to be changed to the City of Carmel Board of Public Works instead of the County Commissioners. He said that there were a couple of little labeling things in the plat. He said that on the site plan, where the sidewalks come out of the subdivision and connect to the path, he wanted to know if the petitioner could take the paths down and have them at grade for accessibility purposes.

**10:15 a.m.      Docket No. 05100035 PP: Sanders Plat**

The applicant seeks to plat 1 lot on 1.203 acres.

The site is located at 9930 Towne Road and is zoned S-1

Filed by Harry Sanders.

**Present for the Petitioner:** Harry Sanders and John Talbot with Drees Homes.

**Petitioner's Presentation:** Harry Sanders said that the property is actually owned by his father. He said that his father asked him to build a home on the property to take care of the property and of them. He said that is what he is doing.

**Chuck Shupperd, Vectren Energy:** He asked the petitioner if there was gas along the front of the property.

**Harry Sanders** responded that there was gas along the front of the property. He also noted that there was sanitary, but no water.

**Chuck Shupperd, Vectren Energy:** He said that if the petitioner wants gas service, he would need to call the 1-800 number to request gas service.

**Nick Redden, Carmel Engineering:** He said that Carmel Engineering Department would send the petitioner comments after the meeting.

**John South, Hamilton County Soil and Water:** He said that the project would not come under Rule 5 that it is exempt due to the fact that it is less than five acres on a residential housing lot.

**Mike McBride, Hamilton County Highway:** He said that Hamilton County Highway had an application for review. He said that it would be a \$100.00 fee for that. He said that he would get a comment letter for the petitioner. He said that one thing that jumped out right away was that there was no signature block for the Commissioners. He said that there were six or eight things that his office would need and that he would send the petitioner a letter outlining those. He clarified that the petitioner will be accessing this new parcel off of Towne Road.

**Greg Hoyes, Hamilton County Surveyor's:** He said that his office would need to see a copy of the plat as it goes through the County routing process.

**Gary Hoyt, Carmel Fire Department:** He said that the Fire Department doesn't have any conflict with the project.

**Scott Brewer, DOCS Urban Forester:** He said that he would like to have a plot plan so that he can review it.

**Matt Griffin, DOCS:** He said that the Department has prepared a comment letter that has a few comments on the plat. He said that the petitioner would need to make Public Notice by November 25, 2005 in the newspaper and to the adjoining property owners. He said that the project would be on the December 19, 2005 Plan Commission agenda for public hearing. He said that it would either get approved there or sent to Committee.

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**10:30 a.m.      Docket No. 05110017 TAC: Mayflower Storage Condos**

The applicant seeks to construct condo storage facilities on 1.9 acres.

The site is located at 9815 Mayflower Park Drive and is zoned I1/Industrial

Filed by Greg Snelling of Snelling Engineering, LLC. For Indy Condo Storage, LLC.

**Present for the Petitioner:** Max Kendall with Kendall Construction and Greg Snelling with Snelling Engineering.

**Petitioner's Presentation:** Greg Snelling said that site was previously the subject of another petition called two-down solutions that never got built. He said that this project was storage condos that would actually be sold off as storage units. He said that no one would be living in them. He said that drainage and utilities are very similar to the previous design. He said that the petitioner has a need for all utilities because the owners will use water. Max Kendall added that there would be one central restroom for the entire project. He said that the petitioners will run water to the units and the units would each have a floor drain. He said that people who own motor coaches and people who collect cars would be examples of the owners of the units. He said that there is a proposed trash enclosure on the west end of the site. He said that there is a temporary holding facility for RV waste that will just be pumped out by the Clay Township Regional Waste District. There will not be any public parking due to the fact that the condos will be owner occupied. Max Kendall said that he anticipated buyers to be small businesses that needed additional warehouse space, medical offices that need additional file storage space, car collectors, etc.

**Chuck Shupperd, Vectren Energy:** He said that Vectren has gas in the area. He clarified that each unit will have a gas heater in it. He said that there might be some issues with placing the meters and stuff.

**Nick Redden, Carmel Engineering:** He said that Carmel Engineering did not receive any plans for this project, so he requested plans and said that Engineering would review the project then.

Greg Snelling said that he emailed the project to Gary Duncan and got a response that it was out the jurisdiction of Carmel Engineering.

**John South, Hamilton County Soil and Water:** He said that he sent Greg Snelling a letter stating that the plan was approved.

**Mike McBride, Hamilton County Highway:** He said that the interior streets were still private, so Hamilton County Highway had no jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he sent Greg Snelling a letter. He said that the drainage looks fine. He clarified that the floor drains went to the sanitary.

**Gary Hoyt, Carmel Fire Department:** He said that he sent Greg Snelling a letter. He said that he had a couple of questions. He asked if the petitioners were intending to sprinkle either one of the buildings.

Max Kendall said that the units would not be sprinkled. He said that the units would have firewalls.

**Gary Hoyt, Carmel Fire Department:** He asked if there were any plans to put a fire alarm system in either of the buildings.

Max Kendall responded that that was an option that people could have in their units.

**Gary Hoyt, Carmel Fire Department:** He clarified that there was not going to be a main mechanical room of any sort on the premises. He said that he probably did not need to have a knock box to get into the restroom. He said that he would need an SOS type device or Knocks Key switch for the gated entry.

**Scott Brewer, DOCS Urban Forester:** He said that he hadn't had time to get comments to Greg Snelling. He said that some of the landscaping might need to be slightly repositioned to avoid utilities. He said that trees with the larger leaves should be placed on the South side of the building to shade them more. He said that the petitioner should take the Oaks and put them on the south side and put the Honey locusts on the North side. He said that he would suggest a sugar maple as opposed to a red maple. He said that he will make those comments all in an email.

**Matt Griffin, DOCS:** He asked if the petitioners could provide a copy of a parking plan. He said that the Department would like to see where the gate placement was going to occur. He said that the Department would need a copy of elevations for building permit purposes. He asked the petitioner if each unit was going to have HVAC or it's own box unit.

Max Kendall responded that each unit would have a hanging gas heater. There will be no air conditioning. Greg Snelling said that there had been a minor change to the footprint of the buildings.

**Matt Griffin, DOCS:** He asked if the petitioner planned to stripe parking spaces.

Max Kendall said that there would be parking in front of the units and that each unit would have a walk door and an overhead door.

**Matt Griffin, DOCS:** He asked the petitioner to show how the units break down on the site plan, so he could get an idea of how many units were going in. He said that the petitioners would have to come back in with HPRs when they wanted to sell them off.

...END...

**10:45 a.m.**      **Docket No. 05110020 DP/ADLS: Old Meridian Place**  
The applicant seeks to create 129 townhomes on 12 acres.  
The site is located at 12852 Old Meridian Street and is zoned OM/SFA.  
Filed by Jon Isaacs for Centex Homes.

**Present for the Petitioner:** Ed Fleming with Stoeppelwerth and Associates, Dennis Olmstead with Stoeppelwerth and Associates, Jon Isaacs with Centex Homes, Tim Westerfield with Centex Homes, and Larry Kemper with Nelson and Frankenberger.

**Petitioner's Presentation:** He said that Centex Homes is seeking to create 129 townhomes on 12 acres. He said that the real estate is located near the Southwest corner of 131<sup>st</sup> and Old Meridian. He said that the site contains two distinct areas. He said that one area is a townhome area, which is the Western portion of the site, and the other area is the retail area, which is the Eastern portion of the site. He said that the plans submitted for this meeting is limited to the townhome section of the development and that the petitioner would be submitting a full set of construction plans and be back for the December TAC meeting.

**Chuck Shupperd, Vectren Energy:** He said that there was gas on Main Street and on Old Meridan, so he said that it will depend on the petitioner's phasing and once everything is approved whether the petitioner wants to bank the meter or single meters. He said that his office would get together with the petitioner to work on the layout.

**Nick Redden, Carmel Engineering:** He said that Carmel Engineering is still reviewing this and that they would get the petitioner comments as soon as they could.

Jon Isaacs asked about the possibility of having the median cut moved to line up with their future roadway.

**Nick Redden, Carmel Engineering:** He said that the petitioner could ask and that they would discuss it at a later date. He said that the petitioner should talk to Mike McBride to get an AutoCAD file of the Old Meridan thoroughfare plan.

**John South, Hamilton County Soil and Water:** He said that he sent out a rough letter. He said that biggest comment on there is based on the preliminary drawings; he had some concern about how the petitioner was going to deal with water quality aspects with the stormwater. He said that the underground detention isn't much, so he said that is an issue that needs to be resolved.

Jon Isaacs said that they have had brief discussions that they need to do something. He said that hopefully the next plans would reflect some changes.

**Mike McBride, Hamilton County Highway:** He said that this project was not in their jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he sent Dennis a letter. He said that the project was outside their watershed.

**Gary Hoyt, Carmel Fire Department:** He said that he sent Dennis a letter. He said that whenever they become available, he'd like a set of the water plans showing the fire hydrant locations. He asked if any of the buildings were going to be sprinkled.

Jon Isaacs responded that the petitioner was not that far in the process yet.

**Gary Hoyt, Carmel Fire Department:** He clarified that the development was only going to have one amenity area building. He said that after the fire hydrant are installed, they would like to have the blue markers installed in the street after the street topcoat is installed. He said that the Fire Department was going to request that the stub streets to the West connect with the development next door and run all the way through for flow and continuity.

**Scott Brewer, DOCS Urban Forester:** He said that he hasn't sent a letter yet because the landscape plans that he received were so general that they are not useful to him to make TAC comments. He said that he wants the landscape plan on the site development plan so that he can compare where things are with relation to drainage easements and utility easements. He said that if the petitioners would begin to think about species, then he could make species comments.

**Matt Griffin, DOCS:** He said that now that the Department had a more finalized plan, they would like more time to review it and would like to set up a meeting with the petitioners in the next couple of days to go over some of the finer details.

...END...

The applicant seeks to plat 7 lots on 2.412 acres.  
The site is located at 1011 South Guilford Road and is zoned PUD.  
Filed by Kevin Roberts of DeBoy Land Development Services for Crawford Development LLC.

**Present for the Petitioner:** Kevin Roberts with DeBoy Land Development Services, Robert Barbato and David Klain with Crawford Development.

**Petitioner's Presentation:** Kevin Roberts said that Brownstone Homes at Guilford, Section one included all the construction. He said that Section two includes some additional lots but no new construction.

**Chuck Shupperd, Vectren Energy:** He said that he had no comments at this time.

**John South, Hamilton County Soil and Water:** He said that he doesn't recall getting a set of plans. He said that if the petitioners were just doing building construction and the infrastructure is completed, he didn't know if he needed a set of plans. He said that he would like a set of plans just to make sure.

**Kevin Roberts** said that the petitioners would get a set of plans to Mr. South.

**Mike McBride, Hamilton County Highway:** He said that this is in the jurisdiction of the City of Carmel.

**Greg Hoyes, Hamilton County Surveyor's:** He said that his office would like to see a cross reference to a recorded easement on the plat. He said that he would send Matt Griffin an email when he is satisfied with the plat.

**Gary Hoyt, Carmel Fire Department:** He said that he had sent the petitioners a letter. He said that he did not have any comments on this project.

**Scott Brewer, DOCS Urban Forester:** He said that he had not received any plans for this. He said that he would need a complete set of plans with a landscaping plan just because there was so much discussion with Adam DeHart from Keeler-Webb. He said that they had a lot of discussions about landscaping easements and future parking areas. He said that he would like to see a complete set of plans.

**Kevin Roberts** commented that he hoped that his initial comments had been addressed but that if there were any additional comments that Scott might have, that the petitioner would get it fixed.

**Matt Griffin, DOCS:** He said that he was going to read off the comments from Engineering since they had to leave a little early. He said that Engineering said that they sent a letter dated October 5, 2005 to the petitioner. He said that Engineering would like the petitioners to work with them to resolve the issues outlined in that letter. He said that as far as the Department of Community Services is concerned, he said that a lot of their issues were handled at the primary plat stage and with Section one construction plans. So, he said that he doesn't see any changes. He said that the plat does have a few alterations as far as labeling and some signature blocks. He said that he would fax a copy of those changes to Kevin Roberts with DeBoy Land Development Services and he could get them down on that secondary plat. He said that they would be working closely with Scott to see that any landscaping issues got resolved.

**Kevin Roberts** said that there was an issue that came up where they needed addressing. He said that he assumed that would take place in the Secondary plat stage and if it would follow what was done for Section one. He asked if that was a good assumption.

**Matt Griffin, DOCS:** He replied that the petitioner would have to talk with Bill Akers in the City of Carmel Communications Department because he assigned the addresses for the City.



...END...

**11:20 a.m.**

**Docket No. 05110022 SP: Laurel Ridge**

The applicant seeks to plat 17 lots on 47.122 acres.

The site is located at the SE corner of W 106th and Ditch Road and is zone S1.

Filed by Lance Ferrell of Banning Engineering for JB Cohen.

**Present for the Petitioner:** Lance G. Ferrell with Banning Engineering, Jeffrey B. Cohen with J.B. Cohen Realty Corp., and Mark Zukerman with Mark Zukerman and Associates.

**Petitioner's Presentation:** Lance Ferrell said that the development would be on forty-seven acres. He said that the petitioners were going to put a little extra dirt around the path. He said that the petitioner would provide John South with some new drawings.

**Chuck Shupperd, Vectren Energy:** He said that they have gas on Ditch Road to serve the development. He said the concern is Vectren's 18-inch high line going through there. He gave the petitioner his card. He said that the petitioner should check into that before they start moving dirt. He said that he would get some depths spotted throughout the project.

**John South, Hamilton County Soil and Water:** He said that he sent some comments to Lance and has received a revised set of plans. He wanted to know where the excavated materials from the ponds were going to go.

Lance Ferrell said that the petitioner was still running the final dirt numbers on that. He said that he thought that probably some would be taken out. He said that dirt would be placed on lots 2, 3, 4, 7, 8, 9, and 10.

**John South, Hamilton County Soil and Water:** He said that he has recommended on other projects that if the petitioner knows that they are going to be making multiple trips out on the roads, he said that the petitioner would like a better construction entrance and a more specific plan about keeping the street clean.

Mark Zukerman said that the petitioner would have two construction entrances.

**John South, Hamilton County Soil and Water:** He said that he would like to discuss the way that the street was cut. He said that the concern was that, while the road is being cut, all the sediment would head out to Ditch Road. He said that some thought needs to be given to that.

**Mike McBride, Hamilton County Highway:** He said that he believed that the petitioner was showing something in excess of seven percent for the finished grade. He said that his Hamilton County Highway allows a maximum of seven percent slope, so he said that the petitioner is slightly out of compliance there. He said that the Right of Way shown on 106th and Ditch doesn't comply with the thoroughfare plan. He said that he detailed that in item 6 and 7 on the letter he sent to the petitioner. He said that Hamilton County Highway would also like to see a deceleration lane for northbound traffic on Ditch Road. He said that the disconnect would have to be resolved outside of the meeting on what the requirement would be.

Lance Ferrell said that when they first brought the project in, they matched the Right of Way of Laurel Wood and the platted plats along that road. He said that the wall is not going anywhere.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he sent Lance a comment letter. He said that he had some concerns with the drainage calculations. He said that he made comments on the right of

way. He said that the Hamilton County Surveyor's office would also support Vectren's idea of locating the gas line before the design is too far along.

Jeff Cohen asked about item number eleven from the letter from the Hamilton County Surveyor's letter. He asked what Greg Hoyes wanted the petitioner to do with the existing pipe out of the lake. He said that the petitioner was just going to plug it up and not remove it.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he wasn't saying that the petitioner should remove it completely, but that the petitioner should remove it under the right of way and under the walking path.

Discussion ensued about pond design.

**Gary Hoyt, Carmel Fire Department:** He said that he sent Lance Ferrell a letter. He clarified that the community would be a gated community. He said that the Fire Department was going to request an SOS type device and also a knock key switch. He clarified that there would not be an amenity area in the subdivision. He said that the petitioner should make sure that the largest piece of equipment would be able to navigate around the cul-de-sacs. He said that the Fire Department would ask for the fire hydrant markers on this project to be spaced in the center of the road on the finished asphalt, so they can be seen at night. He asked Lance Ferrell to get him a set of the fire hydrant locations so they could be reviewed.

**Mike McBride, Hamilton County Highway:** He said that he was unaware that the streets were to be private. He said that the County would require some sort of verbiage regarding not holding the County and subsequent municipal agencies responsible for the maintenance. He said that he would supply the petitioner with that language.

**Scott Brewer, DOCS Urban Forester:** He said that he spoke with Lance Ferrell earlier in the week. He said that he wanted to reiterate that landscape plans should be on engineered site plans.

Mark Zukerman said that he would like for Scott to do a site inspection to help determine and maximize the amount of trees that the petitioner would save.

**Scott Brewer, DOCS Urban Forester:** He said that he needs a tree preservation plan and a detail of the preservation activity. He said that it would have to be specific and include a plant schedule, graphic planting details, as well as the formation tree preservation details. He said that the species need to be delineated so that he can make species comments. He said that on the grading and drainage plans there is a detail that says, "see details on the plant landscape plan". He said that he was not sure what those details were.

**Matt Griffin, DOCS:** He commented that most of the Department's comments were addressed at the primary plat stage. He said that the plat included has a few discrepancies. He said that he would send the petitioner a redlined copy back. He said that the issues are with the right of way and labeling problems.

...END...

**11:35 a.m.**      **Docket No. 05110023 TAC: Carmel Water Operations Facility**  
The applicant seeks to expand the water operations facilities.  
The site is located at 3562 West 131st Street and is zoned S1.  
Filed by George Zboyovsky of Cripe for the City of Carmel Utilities Dept.

**Present for the Petitioner:** Paul Pace with Carmel Water, George Zboyovsky with Paul I. Cripe, and Graham Lewis with Paul I. Cripe.

**Petitioner's Presentation:** George Zboyovsky said that the proposed project is a new water operations facility to be located on the same site as the existing street department building. He said that all of the

storm water would be routed to the existing pond.

**Chuck Shupperd, Vectren Energy:** He said that Vectren has gas along 131<sup>st</sup> street and Shelborne Road. He said that he thinks that the new main building will need gas service, but that he wasn't sure about the other building. He said that they would be able to get gas service to them.

**John South, Hamilton County Soil and Water:** He said that he is in the process of taking a look at the plans. He said that he did have a comment. He said that he would encourage the petitioner to show the future building areas on the plans as seeded.

**Mike McBride, Hamilton County Highway:** He said that this was not in Hamilton County Highway's jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he sent George Zboyovsky a letter. He said that the petitioner would need two outlet permits.

**Gary Hoyt, Carmel Fire Department:** He said that he sent George a letter. He said that the Carmel Fire Department would just like to have a knocks box on the building and the Fire Department connection caps for the Fire Department connection which can also be obtained through the knocks company as well. He said that they would like an SOS type device on the gate, so they can get in after hours in case of an emergency. He said that he would check with Dave Klingensmith of the Carmel Street Department to see if that was ever put on the existing gate now.

**Scott Brewer, DOCS Urban Forester:** He said that he didn't see the measurements for the three drives to calculate the bufferyard requirements. He said that he was going to use the same as he did for the street department. He said that he used 1700 feet and he said that in doing that there were going to be 85 shade trees and 85 ornamental trees that would be required for that 1700 feet. He said that there were 31 shade trees proposed and 26 ornamental trees proposed. He said that there were more than the required amount of evergreen trees and shrubs. He said that the ordinance says that the shade trees should be two and a half feet in caliper and ornamental trees should be an inch and a half in caliper. He said that the planting detail shows root crown four inches above finish grade. He said that he wasn't sure if that was a misprint, but he said that the root flare should be at finish grade.

**Matt Griffin, DOCS:** He said that the pedestrian that is shown along the perimeter needs to stub out at the intersection of 131<sup>st</sup> and Shelborne so the connection can be continued. He said that the Department will need elevations for the file. He said that he had no additional comments at this stage.

...END...

**11:50 a.m.**

**Old Town Apartments, Robinson**

Petitioner seeks special use approval for a three-unit, multi-family use.

**Docket No. 05100009 SU Chapter 16.02.A Special Use**

The site is located at 740 N Range Line Rd. and is zoned B-5/Business within the Old Town Overlay- Character Sub area.

Filed by Bill Wendling of Campbell Kyle Proffitt for Pat Robinson.

**Present for the Petitioner:** Scott Smith with Campbell, Kyle, and Proffitt and Pat Robinson with PAR Enterprises.

**Petitioner's Presentation:** He said that the petitioner filed this Special Use application back in October and that he was going before the Board of Zoning Appeals in late November. He said that he thinks that the petitioner has supplied all of the information that is needed. He said that the structure is existing and that no structural changes are going to be made.

**Chuck Shupperd, Vectren Energy:** He said that he had no comments.

**John South, Hamilton County Soil and Water:** He said that he sent Bill Wendling a letter basically stating that the land disturbance is less than one acre, so the Hamilton County Soil and Water rules would not apply.

**Mike McBride, Hamilton County Highway:** He said that it was outside of their jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he had no objection to this special use.

**Gary Hoyt, Carmel Fire Department:** He said that the Fire Department had no comments.

**Scott Brewer, DOCS Urban Forester:** He said that he reviewed and made some comments. He said that he thought that he had asked the petitioner to plant a couple trees.

**Matt Griffin, DOCS:** He said that the petitioners should have received their comment letter from Angie Conn. He asked if the petitioners had any questions or comments on that letter.

Scott Smith responded that he didn't have any questions or comments. He said that the petitioner provided Angie Conn with the extra information that they needed.

...END...

**12:00 p.m.**      **Baby Tracts, lots 20-21 - St. Mary & St. Mark Coptic Orthodox Church**  
Petitioner seeks special use amendment approval to expand the church parking lot.  
**Docket No. 05090019 SUA**      Chapter 9.02.A      special use expansion  
**Docket No. 05090020 V**      Chapter 23E.07.C.1      parking in front yard  
**Docket No. 05090021 V**      Chapter 23E.07.C.2      no parking lot curbing  
**Docket No. 05090022 V**      Chapter 9.04.03.F      over 35% lot coverage  
The site is located at 800 E 110<sup>th</sup> Street and is zoned R-3/Residence within the Home Place District. Filed by Robert Epstein of Epstein, Cohen, Donahue, Mendes.

**Present for the Petitioner:** Robert Epstein with Epstein, Cohen, Donahue, & Mendes.

**Petitioner's Presentation:** Robert Epstein said that Johnny Gurgis, who is a church member and engineer, assisted in obtaining a permit for the existing parking lot. He said that he had a memo that he had obtained from him today that the TAC members were welcomed to circulate. He said that he came to the third floor in the Carmel City Hall and met with "Angel", whom Mr. Epstein believes is Angelina Conn. He said that Mr. Gurgis, in his memo, said that "Angel" told him that no permit was required from her office. Mr. Epstein said that Mr. Gurgis says that he was directed to the first floor, who, then directed him to Noblesville. Mr. Epstein said that in Noblesville, Mr. Gurgis obtained a building permit for the parking lot. He said that the church thought they were okay to build the parking lot. Mr. Epstein gave staff a copy of the building permit from Noblesville to put in the file. He said that the parking lot is in place and was built. Mr. Epstein said that there was also a letter about drainage that was obtained from Kenneth Ward, the Hamilton County Surveyor. He said that, according to Mr. Gurgis, there were numerous conversations with Kenneth Ward and what was said was that no water collects as it slopes to the West and onto a grassy area. He said that Mr. Gurgis said that he was told that building a ditch would create a drainage problem for the church's neighbors who do not have ditches. Mr. Epstein said that, according to Mr. Gurgis, Greg told him to forget about it because the drainage was not causing a problem at the moment. Mr. Epstein said that what they have now is an existing parking lot and he said that the petitioner is now going through the approval process to, hopefully, get this resolved.

**Chuck Shupperd, Vectren Energy:** He said that this project doesn't affect their gas facility.

**John South, Hamilton County Soil and Water:** He said that he gathers that since construction is done, that soil and erosion sediment control is not an issue.

**Mike McBride, Hamilton County Highway:** He said that he hasn't been out to visit the site and, in reality, the petitioner should have obtained a permit from the Hamilton County Highway Department if the petitioners did anything like adding a new drive or that sort of thing. He said that the bottom line is that Hamilton County Highway has jurisdiction over those streets. He said that he is not offended necessarily, but that they would like to go out and take a look at those streets.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he has never spoken to anyone named Johnny Gurgis. He said that the letter from Kent Ward was a violation letter not a letter approving anything. He said that there was supposed to be detention put in on this site. He said that the Hamilton County Surveyor's Office requests a plan that addresses the drainage or he said the petitioner could take up variances with the Drainage Board.

**Gary Hoyt, Carmel Fire Department:** He said that he sent the petitioner a letter saying that the Carmel Fire Department has no comments.

**Scott Brewer, DOCS Urban Forester:** He said that he called on Monday and spoke with Jason in the office of Epstein, Cohen, Donahue, & Mendes. He said that he requested a site plan that showed the existing landscaping. He said that he needs that plan to make any landscape comments. He said that he is looking at bufferyard requirements and how the parking lot was constructed. He gave the petitioners his business card.

**Angie Conn, DOCS:** She said that, regarding the memo from Johnny Gurgis, she said that she may have talked to him, but if she did, she's sure that she told him to bring some site plans to us, so that the staff could do a more in depth review of what the petitioner was going to be doing in order to determine what process they would have to follow.

**Matt Griffin, DOCS:** He asked the petitioners if they had any questions for the staff.

**Robert Epstein** asked what the procedure was from this point on.

**Matt Griffin, DOCS:** He said that the petitioners should respond to all of the TAC members' outstanding comments and stay in correspondence with Angie as it moves through the Board of Zoning Appeals process.

**Mike McBride, Hamilton County Highway:** He asked the petitioner if there were blue prints developed for the improvements that were made or if it was a matter of one person verbally telling another person to do the work.

**Robert Epstein** said that he didn't know, but that he could check on it and let them know. He asked if there would be written comments from this meeting.

**Matt Griffin, DOCS:** He responded that there would be minutes from the meeting.

...END...

**12:15 pm**

**Martin Marietta Materials - Mueller Property South**

Petitioner seeks special use approval to establish surface limestone operations on 96.921± acres & an artificial lake.

**Docket No. 05090003 SU** Chapter 5.02.02 special use (surface mineral extraction)

**Docket No. 05090004 SU** Chapter 5.02.02 special use (artificial lake)

The site is located at the southwest corner East 106<sup>th</sup> Street and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.  
Filed by John Tiberi of Martin Marietta Materials, Inc.

**Present for the Petitioner:** Zeff Weiss, Dan Hoskins, and John Tiberi.

**Petitioner's Presentation:** John Tiberi said that the petitioner is interested in getting permanent property to extract limestone via surface mining extraction on a property south of 106<sup>th</sup> Street and West of Hazel Dell Parkway.

**John South, Hamilton County Soil and Water:** He said that he reviewed the plan back a couple of months ago and he said that as far as the application for Rule 5 is concerned it is approved. He said that he is not sure that it was even needed because an industrial operation is either covered under Rule 6 or 12. He said that would probably be more appropriate for this application, which the petitioner has to do anyway. Either way, he said that Rule 5 is fine. He said that if the petitioner didn't file it, he said that he didn't see a problem with that either, because he said that they have already filed one for the whole site above ground. He said that as far as he is concerned that covers those issues.

**Mike McBride, Hamilton County Highway:** He said that the street had been annexed, so it is not in his office's jurisdiction.

**Greg Hoyes, Hamilton County Surveyor's:** He said that he did get a submittal on this. He said that he realizes that the petitioner is waiting on the relocation of the legal drain. He said that when the petitioners get ready to move forward come back to his office and they will work on that.

**Gary Hoyt, Carmel Fire Department:** He said that the Carmel Fire Department didn't have any comments.

**Scott Brewer, DOCS Urban Forester:** He said that he believes all of his comments have been made before and that he believes all the landscaping has been installed and he said that he has no further comments.

**Angie Conn, DOCS:** She commented that she would only read two items off of the list. She said that Spectra only received a copy of the petitioner's response to Spectra's TAC comments a few days ago. She said that Spectra was recommending a conference call tentatively on Monday at 3:00p.m. She said that the Department would like an official submittal of commitments for the file.

**John Tiberi** asked if they were all set to go the BZA on December 12, 2005 subject to the comments of Spectra.

**Angie Conn** responded that the petitioners were on the agenda for the December 12, 2005 BZA meeting and that Spectra wanted a conference call to go through the comments.

**John Tiberi** said that from his perspective the petitioners have complied with the ordinance and that they were ready to go. He said that if there are issues to discuss, he hopes that staff would tell the petitioners what they are. He said that as far as the commitments go, he noted that those were the petitioner's voluntary commitments and that the staff had not asked the petitioners for anything that the petitioners had not responded to.

...END...